

Document #5252
ADOPTED

MEMORANDUM

NOVEMBER 30, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 25 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	2		1	
Back Bay				
Beacon Hill				
Charlestown				
Chinatown				
City Proper				
Dorchester	5	1	1	
East Boston				
Fenway				
Government Center				
Hyde Park	1			
Jamaica Plain	3			
Kenmore				
Mattapan	1			
North End				1
Roslindale		1		
Roxbury	3	1		
South Boston	1			
South Cove				
South End				
West Roxbury	1			

Allston-Brighton

Approval Z-13311. 44-46 Brighton Avenue, day care.
Denial Z-13161 1840 Commonwealth Avenue, extend apartments.
w/o & 13294.
Prejudice
Approval Z-13355. 34R Lake Street, two car garage.

Dorchester

Approval Z-13183 321 Adams Street, gasoline storage increase; sale of used car.
& Denial & 13293.
Approval Z-13262. 497 Gallivan Boulevard, increase storage capacity.
Approval Z-13347. 34 Dracut Street, two-family dwelling.
Approval Z-13354. 80 Bowdoin Street, two-family dwelling.
Denial Z-13364. 22 Bradlee Street, three-family dwelling.
w/o
Prejudice
Approval Z-13366. 46-48 Fenton Street, two-family dwelling.
Denial Z-13374. 84 Carruth Street, three-family dwelling.
Approval Z-13520- 119-141 & 130-138 Lucerne St.
13537 & 20-22 Frontenac St.
13648. 15-17 Livingstone St.
60-65 Winston St. 54 apartments.

Hyde Park

Approval Z-13505. 215-217 Wood Avenue, extend apartment to basement.

Jamaica Plain

Approval Z-13310. 10 Westerly Street, three-family dwelling.
Approval Z-13338. 86 Rockview Street, dormer addition.
Approval Z-13368. 71 Moss Hill Road, addition.

Mattapan

Approval Z-13348- 1590-1590R Blue Hill Avenue, customer parking.
13349.

North End

Deferral Z-13425-13427. 11 1/2-15 Thacher and 76-78 North Margin Streets, restaurant expansion.

Roslindale

Denial Z-13369. 102 Hewlett Street, three-family dwelling.

Roxbury

Approval Z-13340. 115 Fisher Avenue, two-family dwelling.

Deferral Z-13265. 3055 Washington Street, self service gas station.

Approval Z-13565. 4 Vine Avenue, five-family dwelling.

Approval Z-13359. 1876 Columbus Avenue, sale of used cars.

Denial Z-13494. 277-293A Northampton Street, parking; hydraulic lifts.

South Boston

Approval Z-13365. 60 Telegraph Street, three-family dwelling.

West Roxbury

Approval Z-13352. 1890 Centre Street, take-out yogurt shop.

BOARD OF APPEAL REFERRALS

November 30, 1989

Hearing

- | | | |
|--------------------|----------|---|
| 1. Z-13161 & 13294 | 12/19/89 | Douglas R. Locke & Lewis A. Sassoon
1840 Commonwealth Avenue, Brighton |
| 2. Z-13183 & 13293 | 12/19/89 | Thomas M. Donovan
321 Adams Street, Dorchester |
| 3. Z-13262 | 12/12/89 | Peter Tamvaklogos
497 Gallivan Boulevard, Dorchester |
| 4. Z-13265 | 12/12/89 | Silvio Avellino
3055 Washington Street, Roxbury |
| 5. Z-13310 | 12/19/89 | Donald Malloy
10 Westerly Street, Jamaica Plain |
| 6. Z-13311 | 12/19/89 | St. Luke's & St. Margaret's Church
44-46 Brighton Avenue, Allston |
| 7. Z-13338 | 12/19/89 | Robert B. Bigelow
86 Rockview Street, Jamaica Plain |
| 8. Z-13340 | 12/19/89 | Steven Norris
115 Fisher Avenue, Roxbury |
| 9. Z-13347 | 1/9/89 | Clarinda Piscopo
34 Dracut Street, Dorchester |
| 10. Z-13348-13349 | 1/9/89 | William W. McKeen Et Al
1590R Blue Hill Avenue, Mattapan |
| 11. Z-13352 | 1/9/89 | John D. Moore Jr.
1890 Centre Street, West Roxbury |
| 12. Z-13354 | 1/9/89 | James P. Joyce
80 Bowdoin Street, Dorchester |
| 13. Z-13355 | 1/9/89 | Domenic Rotolo
34R Lake Street, Brighton |
| 14. Z-13359 | 1/9/89 | Allen M. Goldstein
1876 Columbus Avenue, Roxbury |
| 15. Z-13364 | 1/16/89 | Winston & Joyce Sutherland
22 Bradlee Street, Dorchester |
| 16. Z-13365 | 1/16/89 | Irene L. Comerford
60 Telegraph Street, South Boston |

BOARD OF APPEAL REFERRALS

November 30, 1989

	<u>Hearing</u>	
17. Z-13366	1/16/89	David Molansky 46-48 Fenton Street, Dorchester
18. Z-13368	1/16/89	David P. Riley 71 Moss Hill Road, Jamaica Plain
19. Z-13369	1/16/89	Deborah & Paul Graffin 102 Hewlett Street, Roslindale
20. Z-13374	1/16/89	Joseph O'Neil 84 Carruth Street, Dorchester
21. Z-13425-13427	12/12/89	Peter Modica, Trustee 11½-15 Thacher Street & 76-78 North Margin Street, Boston
22. Z-13494	1/16/89	John Hosken, Trustee 277-293A Northampton Street, Roxbury
23. Z-13505	12/12/89	Patricia Mitchell 215-217 Wood Avenue, Hyde Park
24. Z-13565	1/9/89	Thomas J. Donnelly 4 Vine Avenue, Roxbury
25. Z-13520-13537, 13648	12/12/89	Public Facilities Department 119-141 and 130-138 Lucerne Street, 17-25 and 20-22 Frontenac Street, 15-17 Livingston Street, 60-62-65 Winston Street, Dorchester

Board of Appeal Referrals

11/30/89

Hearing: 12/12/89 Z-13161 & 13294
Douglas R. Locke & Lewis Sassoon
1840 Commonwealth Avenue
Brighton

Site: Three story structure

District(s): Apartment (H-2)

Purpose: Extend first floor apartment to basement.

Violation(s): Excessive floor area ratio.

IPOD

VOTED: In reference to petitions Z-13161 & 13294, Douglas R. Locke & Lewis Sassoon, 1840 Commonwealth Avenue, Brighton, for two variances to extend first floor apartments to basement in an apartment (H-2) IPOD, the Boston Redevelopment Authority recommends denial without prejudice. Proposed expansion of two studio apartments into basement to create two two-bedroom units would increase residential density and exacerbate parking demand in an already densely developed and congested neighborhood. Allowing such expansion would be a dangerous precedent for Commonwealth Avenue, and this appeal is not consistent with the goals of the Allston-Brighton IPOD for controlling residential density and reducing parking demand. PZAC recommends denial.



Z-13161 & 13294

1840 COMMONWEALTH AVENUE BRIGHTON

Board of Appeal Referrals

11/30/89

2

Hearing: 12/12/89 Z-13183 & Z-13293
Thomas M. Donovan
321 Adams Street
Dorchester

Site: Gas service station

District(s): Local business (L-1)

Purpose: Sale of one used car and increase underground gasoline storage capacity from 12,000 to 18,000 gallons.

Violation(s): Outdoor sale of used car and storage of more than 15,000 gallons of flammable liquids are forbidden uses.

At variances with previous Board of Appeal decision.

Barrier free access.

VOTED: In reference to petitions Z-13183 & Z-13293, for two forbidden uses and two variances for sale of used car and to increase underground gasoline storage capacity from 12,000 to 18,000 gallons in a local business (L-1) district, the Boston Redevelopment Authority recommends approval of increase of underground storage of gasoline with proviso that facility comply with Board of Appeal guidelines for gas service stations and denial of sale of used cars. This proposal would have adverse affect on abutting residential community which is strongly opposed.



Z-13183 & 13293

321 ADAMS STREET DORCHESTER

Board of Appeal Referrals

11/30/89

Hearing: 12/5/89 Z-13262
Peter Tamvaklogos
497 Gallivan Boulevard
Dorchester

Site: Gas service station

District(s): Local business (L-1)

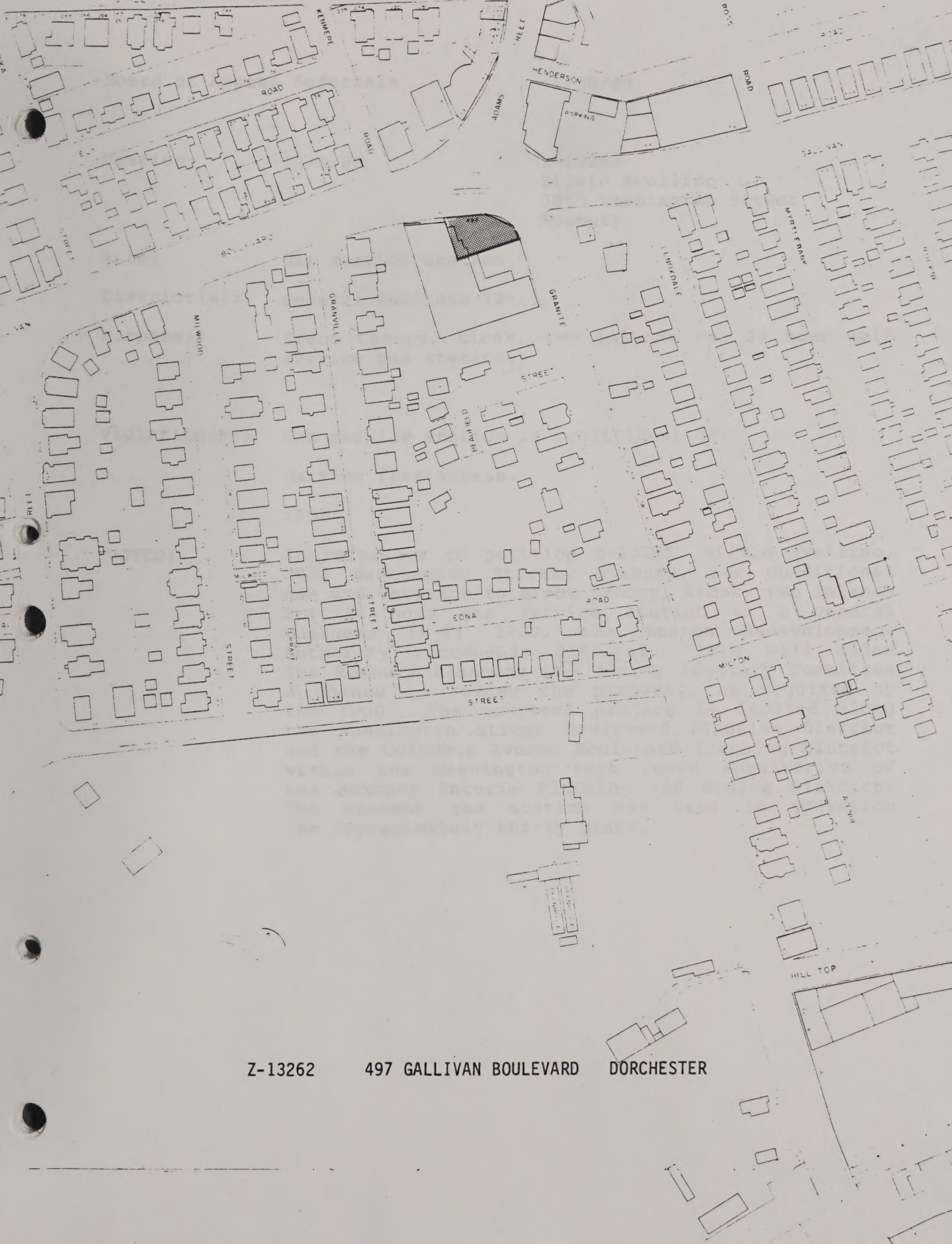
Purpose: Increase underground gasoline storage capacity from 15,000 to 22,000 gallons; install self service island.

Violation(s): Storage of more than 15,000 gallons of flammable liquids is forbidden use.

Extension of non conforming use.

Insufficient front yard.

VOTED: In reference to petition Z-13262, Peter Tomvaklogos, 497 Gallivan Boulevard, Dorchester, for forbidden use and two variances to increase underground gasoline storage capacity from 15,000 to 22,000 gallons and install self service island in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that facility comply with Board of Appeal guidelines for gas service stations; that plans with particular respect to traffic density and circulation be submitted to the Authority for design review approval. That bill boards be removed upon termination of existing permits. Cedar Grove Association supports proposal.



Z-13262

497 GALLIVAN BOULEVARD

DORCHESTER

Board of Appeal Referrals

11/30/89

Hearing: 12/5/89 Z-13265
Silvio Avellino
3055 Washington Street
Roxbury

Site: Gas service station

District(s): General business (B-1)

Purpose: Erect Canopy, kiosk, two islands for 24 hour self service gas station.

Violation(s): Gas service station is conditional use.

Barrier free access.

IPOD

VOTED: In reference to petition Z-13265, Silvio Avellino, 3055 Washington Street, Roxbury, for conditional use and variance to erect canopy, kiosk, two islands for 24 hour gas service station in a general business (B-1) IPOD, the Boston Redevelopment Authority recommends deferral. This will allow The Roxbury Planning and Zoning Advisory Committee a chance to review the proposal, as required by the IPOD. The proposed project is located along the Washington Street Boulevard Planning District and the Columbus Avenue Boulevard Planning District within the Washington Park South Subdistrict of the Roxbury Interim Planning and Zoning District. The present gas station has been in operation for approximately thirty years.



ENTRANCE
WATER

Z-13265

3055 WASHINGTON STREET

ROXBURY

EGLESTON
SQUARE

Board of Appeal Referrals

11/30/89

5

Hearing: 12/19/89 Z-13310
Donald Malloy
10 Westerly Street
Jamaica Plain

Site: 2½ story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two to three family dwelling

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, off street parking.
Excessive floor area.
IPOD

VOTED: In reference to petition Z-13310, Donald Malloy, 10 Westerly Street, Jamaica Plain, for forbidden use and three variances for change of occupancy from two to three family dwelling in a residential (R-.8) IPOD, the Boston Redevelopment Authority recommends approval. Change of occupancy to three-family dwelling has been an existing condition for fifteen years. Property is located in a one-, two-, and three-family neighborhood, and proposed occupancy is consistent with existing densities and development patterns in the Hyde Square area. JP Zoning Committee recommends approval.



2-1310

10 WESTERLY STREET

JAMAICA PLAIN

Board of Appeal Referrals

11/30/89

Hearing: 12/19/89 Z-13311
St. Lukes' & St. Margarets' Church
44-46 Brighton Avenue
Allston-Brighton

Site: One story structure

District(s): Local business (L-1)

Purpose: Change occupancy from church and parish house
to same and after school day care.

Violation(s): Barrier free access.

IPOD

VOTED: In reference to petition Z-13311, St. Lukes' & St. Margarets' Church, 44-46 Brighton Avenue, Allston-Brighton for variance for change of occupancy from church and parish house to same and after school day care in a local business (L-1) IPOD, the Boston Redevelopment Authority recommends approval with proviso that accommodations for handicapped people be made available when needed. Proposed change of occupancy will allow an after school program begun in 1981 to continue operation. This program provides valuable educational assistance to approximately 30 Chinese-American children from the Allston-Brighton area. Allston-Brighton PZAC recommends approval.



Z-13311

44-46 BRIGHTON AVENUE

ALLSTON

CITY OF BOSTON
TOWN OF BOSTON

Board of Appeal Referrals

11/30/89

Hearing: 12/19/89 Z-13338
Robert B. Bigelow
86 Rockview Street
Jamaica Plain

Site: 2½ story structure

District(s): Residential, two family (R-.5)

Purpose: Erect dormer addition to one family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-13338, Robert B. Bigelow, 86 Rockview Street, Jamaica Plain, for variance to erect dormer addition to one family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer addition will provide extra living space for appellant and his family without exceeding existing rear yard violation. Addition will not be visible from the street. Design review for dormer addition and proposed fire escape. JP Zoning Committee recommends approval.



2-13338

86 ROCKVIEW STREET

JAMAICA PLAIN

Board of Appeal Referrals

11/30/89

Hearing: 12/19/89

Z-13340
Steven Norris
115 Fisher Avenue
Roxbury

Site: 4197 square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two family dwelling

Violation(s): Off street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, side, rear yards.

Excessive building height.

VOTED:

In reference to petition Z-13340, Steven Norris, 115 Fisher Avenue, Roxbury, for seven variances to erect two family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The steep incline of the property mitigates the variances particularly height and rear yard. Off street parking will be provided. Neighbors support the proposal.



Z-13340

115 FISHER AVENUE ROXBURY

Board of Appeal Referrals

11/30/89

Hearing: 1/9/89

Z-13347
Clarinda Piscopo
34 Dracut Street
Dorchester

Site: 2½ story structure

District(s): Residential, two family (R-.5)

Purpose: Change occupancy from one to two family dwelling.

Violation(s): Insufficient lot area, off street parking.

VOTED: In reference to petition Z-13347, Clarinda Piscopo, 34 Dracut Street, Dorchester, for two variances for change of occupancy from one to two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition approximately eighteen years without apparent impact.



Z-13347

34 DRACUT STREET

DORCHESTER

Board of Appeal Referrals

11/30/89

10

Hearing: 1/9/89 Z-13348-13349
William W. McKeen et al
1590-1590R Blue Hill Avenue
Mattapan

Site: Vacant land

District(s): General business (B-1)

Purpose: Erect eight foot high fence; use premises for parking of 30 customer vehicles.

Violation(s): Ancillary parking is conditional use.

Insufficient rear yard.

IPOD

VOTED: In reference to petitions Z-13348-13349, William W. McKeen et al, 1590-1590R Blue Hill Avenue, for conditional use and variance to erect eight foot high fence and use premises for parking of thirty customer vehicles in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Site is located in the Mattapan Square Business District. Rear lot is surrounded by similar automotive uses. Recent vandalism has compelled appellant to install a high fence to protect property. Use is consistent with commercial area.



Z-13348-49

1590-1590R BLUE HILL AVENUE

MATTAPAN

MATTAPAN SQUARE

Board of Appeal Referrals

11/30/89

Hearing: 1/9/89 Z-13352
John D. Moore Jr.
1890 Centre Street
West Roxbury

Site: One story structure

District(s): General business (B-1)

Purpose: Change occupancy from real estate-insurance office
to take out yogurt shop.

Violation(s): Take out restaurant is conditional use.
Barrier free access.

VOTED: In reference to petition Z-13352, John D. Moore
Jr., 1890 Centre Street, West Roxbury, for
conditional use and variance for change of occupancy
from real estate-insurance office to take out
yogurt shop in a general business (B-1) district,
the Boston Redevelopment Authority recommends
approval. Use is appropriate in commercial area.
Community support existing.



Z-13352

1890 CENTRE STREET

WEST ROXBURY

Board of Appeal Referrals

11/30/89

12

Hearing: 1/9/89 Z-13354
James P. Joyce
80 Bowdoin Street
Dorchester

Site: 6290 square feet of land

District(s): Residential, three family (R-.8)

Purpose: Erect two family dwelling

Violation(s): Insufficient lot area, width, frontage, side yard.

VOTED: In reference to petition Z-13354, James P. Joyce, 80 Bowdoin Street, Dorchester, for four variances to erect two family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is architectually consistent with surrounding properties.



Z-13354

80 BOWDOIN STREET

DORCHESTER

Board of Appeal Referrals

11/30/89

13

Hearing: 1/9/89 Z-13355
Domenic Rotolo
34R Lake Street
Brighton

Site: 2½ story structure

District(s): Single-family (S-.5)

Purpose: Erect accessory two car garage

Violation(s): Insufficient front yard.

IPOD

VOTED: In reference to petition Z-13355, Domenic Rotolo, 34R Lake Street, Brighton, for variance to erect accessory two car garage in a single family (S-.5) IPOD, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that proposed garage be set back from Undine Road to align with neighboring garage; that all parking for 34 Lake Street be confined to proposed two-car garage. Allston-Brighton PZAC recommends approval.

GALLAGHER
MEMORIAL
PARK

CHANDLER'S POND

ROAD
EXTENSION

LAKE SHORE

CITY OF BOSTON
CITY OF NEWTON

Z-13355

34R LAKE STREET

BRIGHTON

KNOWLES ST

LAKE

Board of Appeal Referrals

11/30/89

14

Hearing: 1/9/89 Z-13359
Allen M. Goldstein
1876 Columbus Avenue
Roxbury

Site: Used car lot

District(s): General business (B-1)

Purpose: Use premises for outdoor display and sale of twenty used cars.

Violation(s): Outdoor sale or display of used cars is conditional use.

IPOD

VOTED: In reference to petition Z-13359, Allen M. Goldstein, 1876 Columbus Avenue, Roxbury, for conditional use to use premises for outdoor display and sale of twenty used cars in a general business (B-1) IPOD, the Boston Redevelopment Authority recommends approval. The property is located along the Columbus Avenue Boulevard Planning District in the Washington Park South Subdistrict of the Roxbury IPOD. Auto sales business has been in operation for approximately five years. The present owner purchased the business ten months ago and is seeking to legalize the occupancy. The proposed use is consistent with the goals and objectives of the Planning District. Roxbury PZAC has reviewed the plans and voted to support.



PLAYGROUND

ROXBURY
YARD

BLEACHERS

COLUMBUS

SUB STATION

STREET

STREET

COLUMBUS

AMORY

AVENUE

AMORY

TER

DIMOCK

C 28

BRAGDON

ST

WEST

MILES

WALNUT

ERNST

ST

Z-13359

1876 COLUMBUS AVENUE

ROXBURY

AVENUE

NOTRE DAME

STREET

COBDEN

W. 100 FT. AL

WESTMINSTER

ATHERTON

BRAY

ST

ST

STREET

PARK

STREET

SCHOOL

ST

Board of Appeal Referrals

11/30/89

15

Hearing: 1/16/89 Z-13364
Winston & Joyce Sutherland
22 Bradlee Street
Dorchester

Site: Two story structure

District(s): Residential, two family (R-.5)

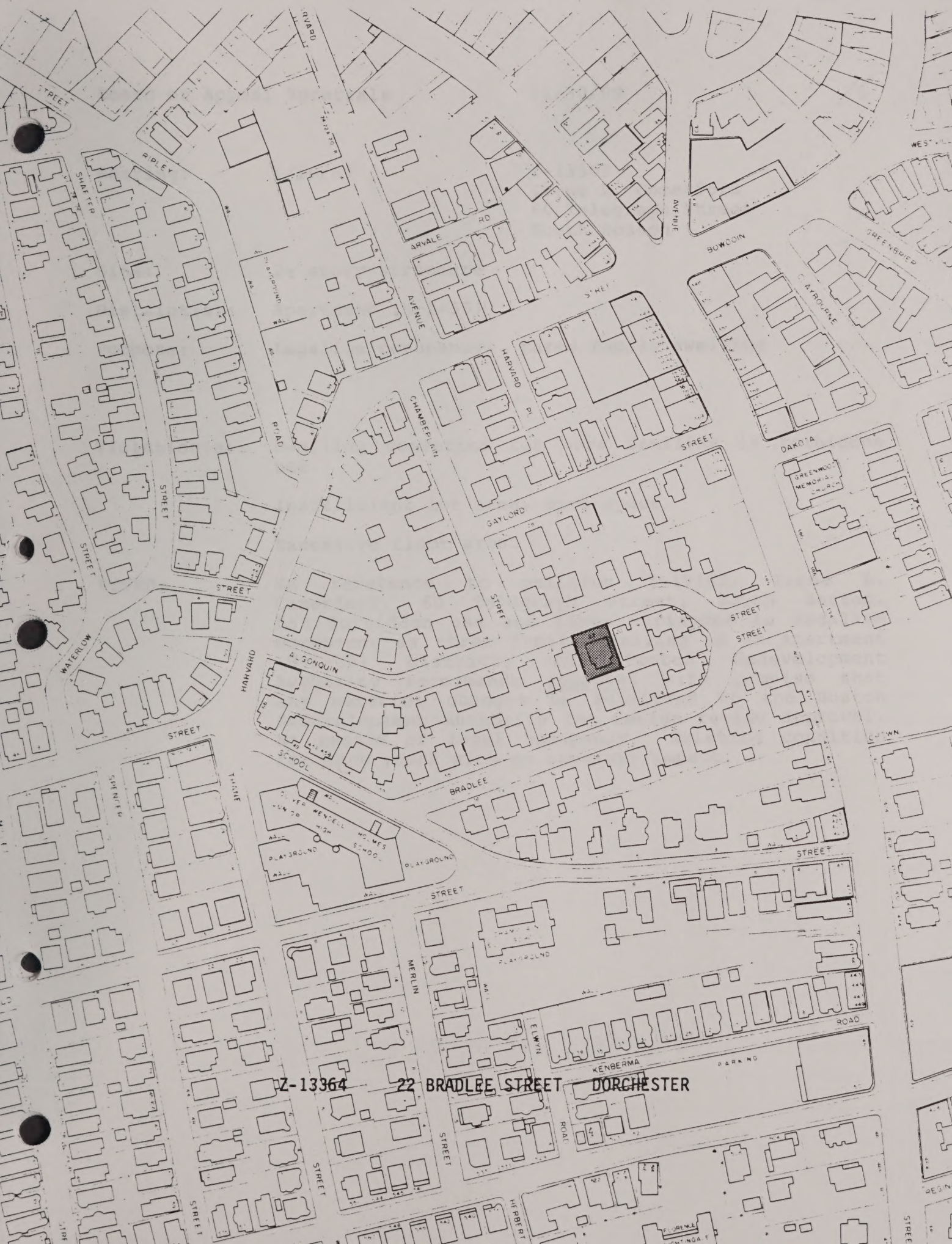
Purpose: Change occupancy from one to three family dwelling
and erect two dormer additions.

Violation(s): Three family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space,
front, rear yards, off street parking.

Excessive floor area.

VOTED: In reference to petition Z-13364, Winston & Joyce
Sutherland, 22 Bradlee Street, Dorchester, for
forbidden use and eight variances for change of
occupancy from one to three family dwelling and
erect two dormer additions in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends denial without prejudice. Proposed
conversion would create a negative precedent in
this one and two family neighborhood. Two family
occupancy would be more appropriate and desirable.
Fire damaged structure apparently under repair.



Z-13364

22 BRADLEE STREET

DORCHESTER

Hearing: 1/16/89 Z-13365
Irene L. Comerford
60 Telegraph Street
South Boston

Site: 2½ story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy: three family dwelling

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space

Excessive floor area.

VOTED: In reference to petition Z-13365, Irene L. Comerford, 60 Telegraph Street, South Boston, for forbidden use and three variances to legalize occupancy as three family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that any exterior changes be submitted to the Boston Redevelopment Authority for design review approval. No record of legal occupancy. Existing condition for many years with no apparent impact.



Z-13365

60 TELEGRAPH STREET

SOUTH BOSTON

Board of Appeal Referrals

11/30/89

17

Hearing: 1/16/89 Z-13366
David Molansky
46-48 Fenton Street
Dorchester

Site: 4000 square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two family dwelling

Violation(s): Off street parking not allowed in front yard nor
within five feet of side lot line.

Insufficient lot area, front, rear yards.

VOTED: In reference to petition Z-13366, David Molansky,
46-48 Fenton Street, Dorchester, for five variances
to erect two family dwelling in a residential
(R-.8) district, the Boston Redevelopment Authority
recommends approval with proviso that plans be
submitted to the Authority for design review
approval. Proposal compatible with residential
character of neighborhood.



Z-13366

46-48 FENTON STREET DORCHESTER

Board of Appeal Referrals

11/30/89

Hearing: 1/16/89

Z-13368
David P. Riley
71 Moss Hill Road
Jamaica Plain

Site: One story structure

District(s): Single family (S-.3)

Purpose: Erect rear addition to one family dwelling

Violation(s): Excessive floor area

VOTED: In reference to petition Z-13368, David P. Riley, 71 Moss Hill Road, Jamaica Plain, for variance to erect rear addition to one family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed family room addition would provide added living space for appellant and his family without being visible from the street. Increased floor area will result in a FAR of .33. JP Zoning Committee recommended approval.



Z-13368

31 MOSS HILL ROAD

JAMAICA PLAIN

ARNOLD

Board of Appeal Referrals

11/30/89

19

Hearing: 1/16/89 Z-13369
Deborah & Paul Griffin
102 Hewlett Street
Roslindale

Site: 2½ story structure

District(s): Residential, two family (R-.5)

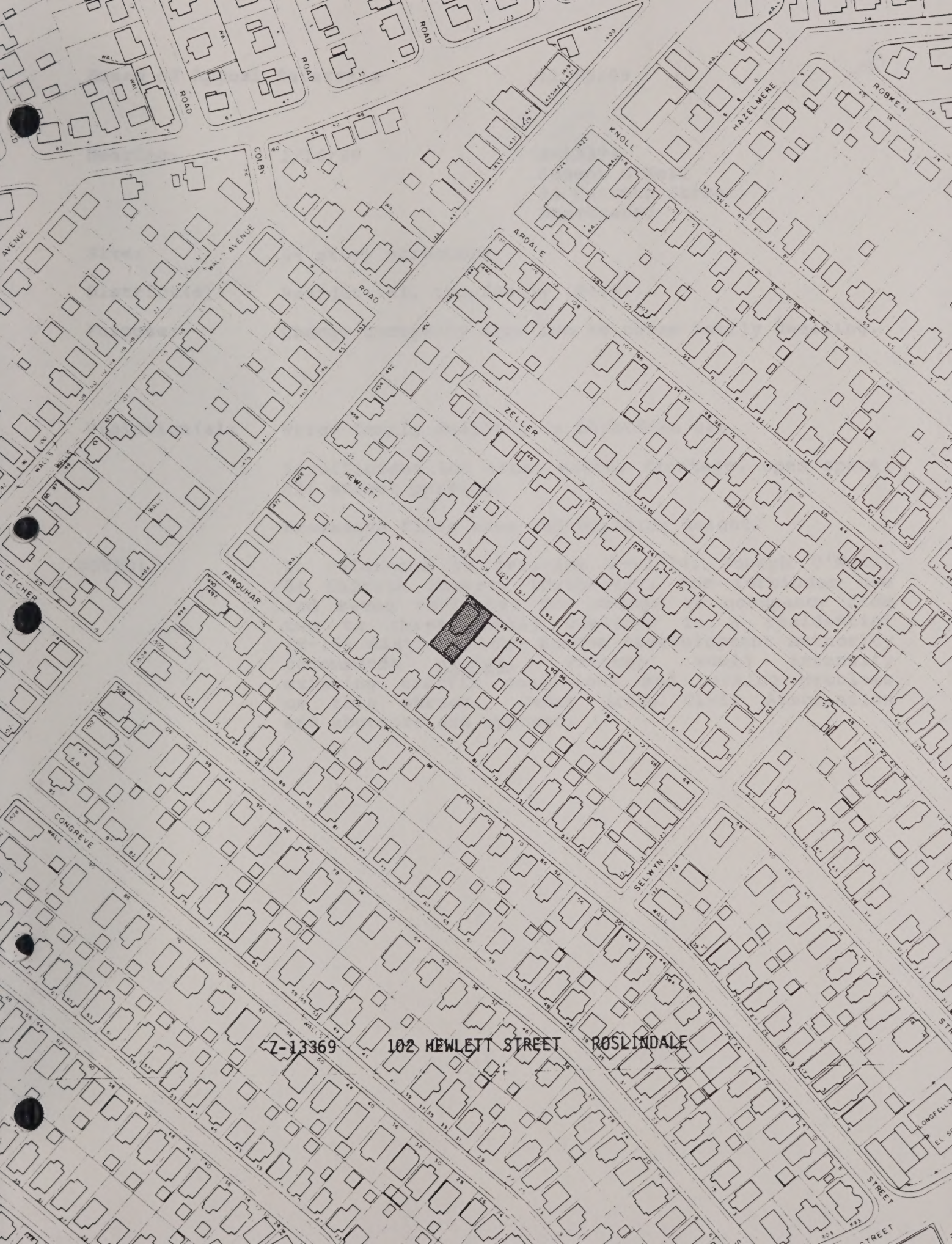
Purpose: Change occupancy from two to three family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, off street parking, open space.

Excessive floor area and building height.

VOTED: In reference to petition Z-13369, Deborah & Paul Griffin, 102 Hewlett Street, Roslindale, for forbidden use and five variances for change of occupancy from two to three family dwelling in a residential (R-.5) district, the Boston Redevelopment recommends denial. Conversion would create an undesirable precedent in this predominant two family neighborhood. Three family dwelling is an inappropriate use. In May the Authority recommended denial of similar petition and Board of Appeal denied without prejudice.



7-13369

102 HEWLETT STREET

ROSLINDALE

Hearing: 1/16/89 Z-13374
Joseph O'Neil
84 Carruth Street
Dorchester

Site: 2½ story structure

District(s): Residential, two family (R-.5)

Purpose: Change occupancy from two to three family dwelling.

Violation(s): Three family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space,
off street parking.

Excessive floor area and building height.

VOTED:

In reference to petition Z-13374, Joseph O'Neil, 84 Carruth Street, Dorchester, for forbidden use and seven variances for change of occupancy from two to three family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would intensify existing traffic conditions and parking problems on this street. Cedar Grove Civic Association and abutters are opposed.



2-13374

84 CARRUTH STREET

DORCHESTER

Board of Appeal Referrals

11/30/89

21

Hearing: 12/5/89 Z-13425-13427
Peter Modica, Trustee
11½-15 Thacher Street &
76-78 North Margin Street
Boston

Site: Five story structure

District(s): Apartment (H-3-65)

Purpose: Expand existing restaurant

Violation(s): Restaurant is forbidden use.

Extension on non conforming use.

Barrier free access.

VOTED: In reference to petition Z-13425-13427, Peter Modica, Trustee, 11½-15 Thacher Street & 76-78 North Margin Street, Boston, for extension of non conforming use, two forbidden uses and three variances to expand existing restaurant in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends deferral. Restaurant expansion in this residential neighborhood is a very critical issue. Appellant has yet to meet with neighborhood council to review plans and address concerns.



PVT JOHN
DEFILIPPO
PLAYGROUND

NORTH END
PLAYGROUND

2-13425-27 11 1/2-15 THACHER STREET &
70-78 NORTH MARGIN STREET BOSTON

Hearing: 1/16/89 Z-13494
John Hosken, Trustee
277-293A Northampton Street
Roxbury

Site: 15,000 square feet of land

District(s): General business (B-2)

Purpose: Surface parking for 52 cars; install hydraulic lifts for 48 cars; construct seven foot retaining wall and eight foot fences.

Violation(s): Parking lot is conditional use.

Restricted parking district.

Insufficient rear yard.

IPOD

VOTED: In reference to petition Z-13494, John Hosken, Trustee, 277-293A Northampton Street, Roxbury, for two conditional uses and variance for surface parking for 52 cars, to install hydraulic lifts for 48 cars, to erect seven foot retaining wall and eight foot fence in a general business (B-2) IPOD, the Boston Redevelopment Authority recommends denial. The property is located between two Planning Districts within the Lower Roxbury Subdistrict, and the Parcel 18 Plus Subdistricts of the Roxbury Interim Planning Overlay District. Proposed parking lot, as planned, is contrary to the goals and objectives of the Tremont Street Neighborhood Business and the Columbus Avenue Boulevard Planning Districts. Appellant is trying to solve the entire parking problem of the Piano Craft Guild Apartment Complex by this appeal. The mechanical lifts are unwarranted and will create and undesirable precedent. Direct abutters have expressed concerns about the appearance of the lifts. The Roxbury Planning and Zoning Advisory Committee reviewed the plans and voted to recommend denial.



FALMOUTH
CHRISTIAN SCIENTIST
PARK

Z-13494 277-293A NORTHAMPTON ST BOSTON

WILLIAM E. CARTER

PLAYGROUND

Hearing: 12/12/89 Z-13505
Patricia Mitchell
215-217 Wood Avenue
Hyde Park

Site: 2½ story structure

District(s): Single family (S-.5)

Purpose: Extend second floor apartment into basement.

Violation(s): Extension of non conforming use.
Excessive floor area.

VOTED: In reference to petition Z-13505, Patricia Mitchell, 215-217 Wood Avenue, Hyde Park, for extension of non conforming use and variance to extend second floor apartment into basement in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Interior improvement. Appearance of structure will not be altered.

WESLEY G. ROSS
PLAYGROUND

Z-13505

215-217 WOOD AVENUE HYDE PARK



Board of Appeal Referrals

11/30/89

24

Hearing: 1/9/89 Z-13565
Thomas J. Donnelly
4 Vine Avenue
Roxbury

Site: Three story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to five family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

Excessive floor area.

IPOD

VOTED: In reference to petition Z-13565, Thomas J. Donnelly, 4 Vine Avenue, Roxbury, for forbidden use and three variances for change of occupancy from three to five family dwelling in an apartment (H-1) IPOD, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The property is located in the Mount Pleasant Subdistrict of the Roxbury Interim Planning and Zoning Overlay District. Proposed units contain approximately 1000 square feet each and will be rented to low income families. The Mount Pleasant Sub-PZAC has reviewed the plans and voted support.



Z-13565

4 VINE AVENUE

ROXBURY

Board of Appeal Referrals
Hearing: 12/12/89

25
11/30/89
Z#-13520-13537, 13648
Public Facilities Department
119-141 and 130-138 Lucerne
Street, 17-25 and 20-22
Frontenac Street, 15-17
Livingston Street, 60-62-65
Winston Street, Dorchester

Site: Vacant Land

District: General Residential (R-.8)

Purpose: Erect 54 dwelling units in 17 structures
(ranging from two family to eight
family), 62 parking spaces, and a
community/day care center.

Violations: Off-street parking not allowed within
the front or side yard;
Insufficient lot area, usable open
space, front yard, front yard (other
street), rear yard and off-street
parking;
Excessive height.
Community/day care center, ancillary
uses, and building separation are
conditional use.

Voted: In reference to petitions #Z-13520-13537
and #Z-13648, Public Facilities
Department, 119-141 and 130-138 Lucerne
Street, 17-25 and 20-22 Frontenac
Street, 15-17 Livingston Street, 60-
62-65 Winston Street, Dorchester for 57
zoning variances: Off-street parking not
allowed within the front or side yard;
insufficient lot area, usable open
space, front yard, front yard (other
street), rear yard and off-street
parking; excessive height; and seven
conditional use permits for
community/day care center, ancillary
uses, and building separation in a
general residential (R-.8) zoning
district the Boston Redevelopment
Authority recommends approval.

7-13520-13537 & 13648 119-141 and 130-138 Lucerne Street,
17-25 and 20-22 Frontenac Street, 15-17 Livingston Street
60-62-65 Winston Street, Dorchester

